

UNITED STATES BANKRUPTCY COURT
 Certificate of Notice Page 1 of 6
 DISTRICT OF NEW JERSEY

In Re: Nicola DeSanctis	Case No.: <u>21-14457</u> Chapter: <u>13</u> Judge: <u>CMG</u>
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NOTICE OF PROPOSED PRIVATE SALE

Nicola DeSanctis, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, Bankruptcy Court
 District of New Jersey
 402 East State Street
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on October 2, 2024 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, Trenton, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 6 Barbara Lane, Oakhurst, NJ 07755.

Proposed Purchaser: Six Barbara Lane, LLC

Sale price: \$850,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Oliver & Legg, LLC // Cathy Ades Real Estate, LLC // Cathy Ades Real E
 Amount to be paid: \$3,500.00 // 2% of sale price // 2% off sale price
 Services rendered: Attorney for Seller // Listing Broker // Selling Broker

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: R. Cameron Legg, Esq of OLIVER & LEGG, LLC
Address: 2240 Highway 33, Suite 112, Neptune, NJ 07753
Telephone No.: 732-988-1500

In re:
Nicola DeSanctis
Debtor

Case No. 21-14457-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Aug 27, 2024

User: admin
Form ID: pdf905

Page 1 of 4
Total Noticed: 66

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 29, 2024:

Recip ID	Recipient Name and Address
db	+ Nicola DeSanctis, 6 Barbara Lane, Oakhurst, NJ 07755-1219
519224795	+ American Heritage Federal Credit Union, 3110 Grant Ave, Philadelphia, PA 19114-2542
519224820	+ Fedloan, Attn: Bankruptcy, Po Box 69184, Harrisburg, PA 17106-9184
519224821	+ Fedloan, Pob 60610, Harrisburg, PA 17106-0610
519224827	+ State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245
519256487	U.S. Department of Education, c/o FedLoan Servicing, P.O. Box 69184, Harrisburg, PA 17106-9184

TOTAL: 6

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Aug 27 2024 20:30:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Aug 27 2024 20:30:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519224794	+ Email/Text: jvalencia@amhfcu.org	Aug 27 2024 20:30:00	American Heritage Federal Credit Union, Attn: Bankruptcy, 2060 Red Lion Road, Philadelphia, PA 19115-1699
519224796	^ MEBN	Aug 27 2024 20:25:05	Atlantic Capital Bank, Attn: Bankruptcy, Po Box 550889, Atlanta, GA 30355-3389
519224799	Email/Text: creditcardbkcorrespondence@bofa.com	Aug 27 2024 20:29:00	Bank of America, Attn: Bankruptcy, Po Box 982234, El Paso, TX 79998
519224800	+ Email/Text: creditcardbkcorrespondence@bofa.com	Aug 27 2024 20:29:00	Bank of America, Po Box 982238, El Paso, TX 79998-2238
519224798	+ Email/Text: creditcardbkcorrespondence@bofa.com	Aug 27 2024 20:29:00	Bank of America, Attn: Bankruptcy, 4909 Savarese Circle, Tampa, FL 33634-2413
519262612	+ Email/Text: mortgagebkcorrespondence@bofa.com	Aug 27 2024 20:29:00	Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
519224801	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 27 2024 20:48:05	Cap1/l&t, Po Box 31293, Salt Lake City, UT 84131-0293
519224802	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Aug 27 2024 20:34:28	Capital Bank N.A., One Church Street, Suite 100, Rockville, MD 20850-4158
519224803	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Aug 27 2024 20:47:56	Capital Bank N.A., 101 Crossways Park West, Woodbury, NY 11797-2020
519224804	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 27 2024 20:47:58	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
519224805	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 27 2024 20:35:20	Capital One, Po Box 31293, Salt Lake City, UT 84131-0293

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519224809	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:48:46	Citi Cards, PO Box 70166, Philadelphia, PA 19176-0166
519224810	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:36:45	Citi/L.L. Bean, Attn: Bankruptcy, Po Box 6742, Sioux Falls, SD 57117-6742
519224811	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:48:49	Citi/L.L. Bean, Po Box 6497, Sioux Falls, SD 57117-6497
519275915	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:36:51	Citibank, N.A., 5800 S Corporate Pl, Sioux Falls, SD 57108-5027
519224813	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:48:05	Citibank/The Home Depot, Po Box 6497, Sioux Falls, SD 57117-6497
519224812	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:35:32	Citibank/The Home Depot, Citicorp Credit Srvs/Centralized Bk dept, Po Box 790034, St Louis, MO 63179-0034
519267507	+ Email/Text: bankruptcydesk@colonialsavings.com	Aug 27 2024 20:30:00	Colonial Savings, Mortgage Services, P.O. Box 2988, Fort Worth, TX 76113-2988
519224814	+ Email/Text: bankruptcydesk@colonialsavings.com	Aug 27 2024 20:30:00	Colonial Savings & Loans, Attn Bankruptcy, Po Box 2988, Fort Worth, TX 76113-2988
519224815	+ Email/Text: bankruptcydesk@colonialsavings.com	Aug 27 2024 20:30:00	Colonial Savings & Loans, P O Box 2988, Fort Worth, TX 76113-2988
519224817	Email/Text: mrdiscen@discover.com	Aug 27 2024 20:29:00	Discover Financial, Pob 15316, Wilmington, DE 19850
519228993	Email/Text: mrdiscen@discover.com	Aug 27 2024 20:29:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
519228723	+ Email/Text: mrdiscen@discover.com	Aug 27 2024 20:29:00	Discover Bank, Discover Product Inc, PO BOX 3025, New Albany, OH 43054-3025
519224816	+ Email/Text: mrdiscen@discover.com	Aug 27 2024 20:29:00	Discover Financial, Attn: Bankruptcy, Po Box 3025, New Albany, OH 43054-3025
519224819	+ Email/Text: EB_CollectionsRecoveryTeam@Regions.com	Aug 27 2024 20:29:00	EnerBankUSA, 1245 E Brickyard, Salt Lake City, UT 84106-2559
519224818	+ Email/Text: EB_CollectionsRecoveryTeam@Regions.com	Aug 27 2024 20:29:00	EnerBankUSA, 1245 Brickyard Road, Suite 600, Salt Lake City, UT 84106-2562
519224822	Email/Text: reports@halstedfinancial.com	Aug 27 2024 20:29:00	Halsted Financial Serv, P.o. Box 828, Skokie, IL 60077
519224823	Email/Text: sbse.cio.bnc.mail@irs.gov	Aug 27 2024 20:29:00	Internal Service Revenue, PO Box 7346, Philadelphia, PA 19101-7346
519224807	Email/PDF: ais.chase.ebn@aisinfo.com	Aug 27 2024 20:49:44	Chase Card Services, Attn: Bankruptcy, Po Box 15298, Wilmington, DE 19850
519224808	Email/PDF: ais.chase.ebn@aisinfo.com	Aug 27 2024 20:47:53	Chase Card Services, Po Box 15369, Wilmington, DE 19850
519253559	+ Email/Text: RASEBN@raslg.com	Aug 27 2024 20:29:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487-2853
519235587	+ Email/Text: PBNCNotifications@perituservices.com	Aug 27 2024 20:29:00	Kohl's, Peritus Portfolio Services II, LLC, PO BOX 141509, IRVING, TX 75014-1509
519224824	+ Email/Text: PBNCNotifications@perituservices.com	Aug 27 2024 20:29:00	Kohls/Capital One, Attn: Credit Administrator, Po Box 3043, Milwaukee, WI 53201-3043
519224825	+ Email/Text: PBNCNotifications@perituservices.com	Aug 27 2024 20:29:00	Kohls/Capital One, Po Box 3115, Milwaukee, WI 53201-3115
519224826	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:35:36	Macys, PO Box 71359, Philadelphia, PA 19176-1359

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519264811	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 27 2024 20:49:11	Portfolio Recovery Associates, LLC, c/o The Home Depot, POB 41067, Norfolk VA 23541
519224797	Email/Text: bankruptcy@self.inc	Aug 27 2024 20:29:00	Atlantic Capital Bank, 515 Congress Ave, Austin, TX 78701
519224829	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:47:57	Syncb/HH Gregg, C/o Po Box 965036, Orlando, FL 32896-0001
519224828	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:36:46	Syncb/HH Gregg, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
519224831	+ Email/PDF: ebn_ais@aisinfo.com	Aug 27 2024 20:48:20	Synchrony Bank by AIS, InfoSource, LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519224832	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:48:45	Synchrony Bank/Care Credit, C/o Po Box 965036, Orlando, FL 32896-0001
519224833	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:34:25	Synchrony Bank/PC Richard, Attn: Bankruptcy, Po Box 965061, Orlando, FL 32896-5061
519224834	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:34:25	Synchrony Bank/PC Richard, C/o Po Box 965036, Orlando, FL 32896-0001
519224836	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:34:25	Synchrony Bank/QVC, Po Box 965005, Orlando, FL 32896-5005
519224835	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:49:52	Synchrony Bank/QVC, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
519224837	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:48:03	Synchrony Bank/TJX, Attn: Bankruptcy, Po Box 965064, Orlando, FL 32896-5064
519224838	+ Email/PDF: ais.sync.ebn@aisinfo.com	Aug 27 2024 20:48:44	Synchrony Bank/TJX, Po Box 965015, Orlando, FL 32896-5015
519248168	+ Email/Text: bncmail@w-legal.com	Aug 27 2024 20:30:00	TD Bank USA, N.A., C O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, SEATTLE, WA 98121-3132
519224840	+ Email/Text: bncmail@w-legal.com	Aug 27 2024 20:29:00	Target, Po Box 673, Minneapolis, MN 55440-0673
519224839	+ Email/Text: bncmail@w-legal.com	Aug 27 2024 20:29:00	Target, c/o Financial & Retail Svcs, Mailstop BT POB 9475, Minneapolis, MN 55440-9475
519224841	^ MEBN	Aug 27 2024 20:26:50	Telecom Self-reported, Po Box 4500, Allen, TX 75013-1311
519256487	^ MEBN	Aug 27 2024 20:26:37	U.S. Department of Education, c/o FedLoan Servicing, P.O. Box 69184, Harrisburg, PA 17106-9184
519838639	+ Email/Text: EBN@edfinancial.com	Aug 27 2024 20:29:00	US Dept. of Education, 120 N. Seven Oaks Dr., Knoxville, TN 37922-2359
519224842	^ MEBN	Aug 27 2024 20:25:18	Utility Self-reported, Po Box 4500, Allen, TX 75013-1311
519224843	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:35:32	Visa Dept Store National Bank, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040-8053
519224844	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 27 2024 20:48:04	Visa Dept Store National Bank, 911 Duke Blvd, Mason, OH 45040
519239947	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 27 2024 20:48:13	Wells Fargo Bank, N.A., PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
519224845	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 27 2024 20:48:13	Wells Fargo Home Projects, Attn: Bankruptcy, Po Box 10438, Des Moines, IA 50306-0438
519224846	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 27 2024 20:49:44	Wells Fargo Jewelry Advantage, Po Box 14517, Des Moines, IA 50306-3517

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519224806		Capital One Bank Usa N
519224830		Syncb/walmart
519226772	*+	Synchrony Bank by, AIS InfoSource, LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519267871	*+	Synchrony Bank by, AIS InfoSource, LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519273921	*+	Synchrony Bank by, AIS InfoSource, LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 2 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 29, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 27, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of U.S. Trustee U.S. Trustee dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor Colonial Savings F.A. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Robert Cameron Legg	on behalf of Debtor Nicola DeSanctis courtdocs@oliverandlegg.com;legg.r.c.r59915@notify.bestcase.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5